DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$40.00

2024-1006635

\$40.00

Pgs=5

04/12/2024 01:35 PM

TICOR TITLE - GARDNERVILLE

SHAWNYNE GARREN, RECORDER

E03

APN: 1220-21-610-178

Escrow No.: TTR2400356-RT

RECORDING REQUESTED BY AND RETURN TO:

Erin C. Westerlund and Erik K. Westerlund 1327 Saratoga St Minden, NV 89423

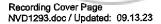
GRANT, BARGAIN, SALE DEED

(Title on Document)

Document number 2024-10062428 is being re-recorded to add the comma between Erik K. Westerlund's last name and the vesting status.

This page is added to provide additional information required by NRS 111.312 Sections 1-2 (An additional recording fee of One And No/100 Dollar (\$1.00) will apply).

This cover page must be typed or printed clearly in black ink only.



DOUGLAS COUNTY, NV RPTT:\$1684.80 Rec:\$40.00

2024-1006428

\$1,724.80 Pgs=3

04/08/2024 01:22 PM

TICOR TITLE - GARDNERVILLE SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1220-21-610-178

Order No.: TTR2400356-RT

WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:

Erin C. Westerlund and Erik K. Westerlund 1327 Saratoga St Minden, NV 89423

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$1,684.80

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Tracy Penn, Successor Trustee of the Penn Family Trust dated December 6, 2012,

do(es) hereby GRANT, BARGAIN AND SELL to

Erin C. Westerlund and Erik K. WesterlundWife and Husband as Joint Tenants

the real property situated in the County of Douglas, State of Nevada, described as follows:

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"

Subject to:

All general and special taxes for the current fiscal year.

ATTACHED HERETO AND MADE A PART HEREOFI.

2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

APN/Parcel ID(s): 1220-21-610-178

Order No.: TTR2400356-RT

WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:

Erin C. Westerlund and Erik K. Westerlund 1327 Saratoga St Minden, NV 89423

E-RECORDED	simplifile
10: 2024-1006	भ ३ ६
County: 1000519	5 \
Date: 4-8-24 Time: 1:	22

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$1,684.80

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Tracy Penn, Successor Trustee of the Penn Family Trust dated December 6, 2012,

do(es) hereby GRANT, BARGAIN AND SELL to

Erin C. Westerlund and Erik K. Westerlund Wife and Husband as Joint Tenants

the real property situated in the County of Douglas, State of Nevada, described as follows: FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

- 1. All general and special taxes for the current fiscal year.
- 2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

Grant Bargain and Sale Deed SCA0002455.doc / Updated: 07.19.22

NV-CT-FARE-01313.421007-TTR2400356

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR GRANT BARGAIN SALE DEED

Dated: 4-3-24
Tracy Penn, Successor Trustee of the Penn Family Trust dated December 6, 2012
BY: 1 Mula
Tracy Penn, Successor Trustee
State of NEVADA CA County of DOUGLAS— Los Angeles
County of DOUGLAS LOS HAGELES
This instrument was acknowledged before me on this 3 day of 1000, by
Transport
Notary Public
JACOB ALEXANDER Notary Public - California Los Angeles County Commission # 2328740 My Comm. Expires Jun 14, 2024

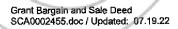
EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 1220-21-610-178

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 527 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512, Official Records.



STATE OF NEVADA DECLARATION OF VALUE

	Assessor's Parcel Number, 1220-21-610-178	r(s)			
t					\ \
c					\ \
ć					\ \
2.	Type of Property:				
	a. D Vacant Land	b. 🗷 Single Fam. Res.	FOR RECOR	DERS OPTIONAL U	ISE ONLY
	c. Condo/Twnhse	d. 🛘 2-4 Plex	Book	Page	:
	e. 🛘 Apt. Bldg	f. 🛘 Comm'l/Ind'l	Date of Recor	rding:	\
	g. Agricultural	h. 🛘 Mobile Home	Notes:		
	☐ Other				
3.	a. Total Value/Sales Price	ce of Property	\$ 0.00		
	b. Deed in Lieu of Forec	losure Only (value of proper	ty) <u>(</u>)
	c. Transfer Tax Value:		\$ 0.00		
	d. Real Property Transfe	r Tax Due	\$ 0.00		
4.	If Exemption Claimed:			/ /	
	a. Transfer Tax Exempti	on per NRS 375.090, Section	n <u>03</u>	/ /	
		Document No. 202	24-10062428 is be	eing re-recorded to ad	d the comma
	b. Explain Reason for Ex	cemption: between Erik K W	esterlund's last na	me and the vesting sta	atus
	/		\		
5.	Partial Interest: Percenta	ge being transferred: 100.0	0%		
		l acknowledges, under penalt		uant to NRS 375.060	
		formation provided is correc			
		mentation if called upon to s			
		e that disallowance of any cla in a penalty of 10% of the ta			
		nd Seller shall be jointly and			
	$\sim O(1)$	_		_	
Sig	nature	Derner	Capacity:	Agent	
SE	LLER (GRANTOR) INF	FORMATION	BUYER (GR	ANTEE) INFORMA	ATION
	(REQUIRED)		7 7	(REQUIRED)	
Pri	•	uccessor Trustee of the	and the same of th	Erin C. Westerlund	and Erik K.
	Penn Family 1 2012	Trust dated December 6,		Westerlund	
A A.	dress: 8836 Lookout Mou	Intain Ave	Address: 132	77 Saratoga St	
	y: Los Angeles	Bitatit Ave	City: Minden		
	te: CA	Zip: 90046	State: NV		89423
1		UESTING RECORDING	(Required if not	110	
	nt Name: Ticor Title of Ne	7 /		TTR2400356	
	dress: 1483 US Hwy 39		Laciow #	1112700330	
Cit			State: NV	Zip:	89410
	,	7			

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED